135.0	0003	0003.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	620,700	/	620,700
USE VALUE:	620,700	/	620,700
ASSESSED:	620,700	/	620,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
106		SPRING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DE FRANCISCO EDWARD J/KRISTEN	
Owner 2:		
Owner 3:		
Street 1:	106 SPRING STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: N
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	RUSSIAN DONNAROSE -
Owner 2:	-
Street 1:	106 SPRING STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,928 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Brick Veneer Exterior and 1204 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5928.000	189,700	600	430,400	620,700
Total Card	0.136	189,700	600	430,400	620,700
Total Parcel	0.136	189,700	600	430,400	620,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 515.53 | /Parcel: 515.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 87033
GIS Ref:
GIS Ref:
Insp Date: 09/30/17

PREVIOUS ASSESSMENT

Parcel ID: 135.0-0003-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	189,400	600	5,928.	430,400	620,400	620,400	Year End Roll	12/18/2019
2019	101	FV	170,100	600	5,928.	403,500	574,200	574,200	Year End Roll	1/3/2019
2018	101	FV	170,100	600	5,928.	333,600	504,300	504,300	Year End Roll	12/20/2017
2017	101	FV	166,500	600	5,928.	306,700	473,800	473,800	Year End Roll	1/3/2017
2016	101	FV	166,500	600	5,928.	279,800	446,900	446,900	Year End	1/4/2016
2015	101	FV	165,700	600	5,928.	274,400	440,700	440,700	Year End Roll	12/11/2014
2014	101	FV	165,700	600	5,928.	255,000	421,300	421,300	Year End Roll	12/16/2013
2013	101	FV	165,700	600	5,928.	242,700	409,000	409,000		12/13/2012

!10525!

PRINT

Date	Time
12/11/20	00:49:17

LAST REV

Date	Time
10/11/17	10:07:22
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10525

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUSSIAN DONNARO	1364-141		1/29/2009		370,000	No	No		
CURTIN RONALD	1161-122		9/12/1996		195,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/7/2010	1090	Re-Roof	5,500					

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	MEAS&NOTICE	HS	Hanne S
2/5/2009	Measured	372	PATRIOT
5/13/2000	Inspected	270	PATRIOT
12/1/1999	Mailer Sent		
11/2/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	87033
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5928		Sq. Ft.	Site		0	80.	0.91	9			Ledge	-10					430,444						430,400	

Total AC/HA: 0.13609 | Total SF/SM: 5928 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 430,444 | Spl Credit | Total: 430,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED BRICK		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	37.9	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.02989697
Adj $ / SQ:	132.084
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	305479
Depreciation:	115777
Depreciated Total:	189703

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

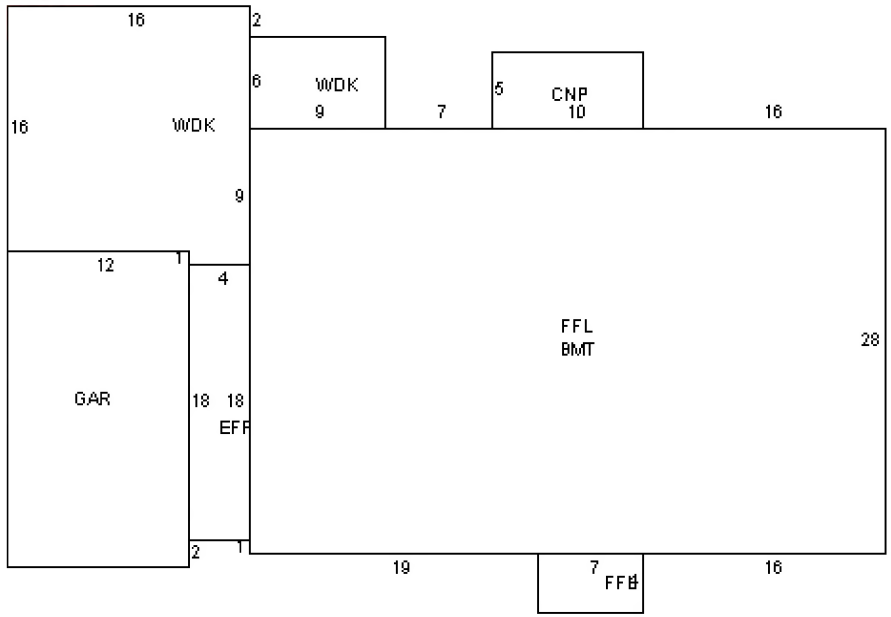
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	132.08
Special Features:	0	Val/Su Net:	61.83
Final Total:	189700	Val/Su SzAd	157.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,204	132.080	159,029
BMT	Basement	1,176	39.630	46,599
WDK	Deck	314	9.460	2,970
GAR	Garage	252	25.670	6,468
EFP	Enclos Porch	72	66.980	4,823
CNP	Canopy	50	61.790	3,090

Net Sketched Area:	3,068	Total:	222,979
Size Ad	1204	Gross Are	3068	FinArea	1204
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 135.0-0003-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	6X18	A	AV	1980	7.85	T	31.2	101			600			600
2	Frame Shed	D	Y	1	8X13	A	AV	2016	0.00	T	2.4	101						

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600